

FORTNAM SMITH & BANWELL



THREE BEDROOMS (master with en-suite)

OPEN PLAN KITCHEN/DINING ROOM

MEZZANINE STUDY

VIEWS OVER THE VALLEY

ENCLOSED REAR GARDEN

TWO PRIVATE PARKING SPACES



1 Barnes Meadow, Uplyme, Devon, DT7 3TD

£462,500

A spacious three bedroom end terrace home with lovely valley views, situated close to the coast in the popular East Devon village of Uplyme.



Situated on Barnes Meadow, an attractive and desirable development of individual houses and cottages, this spacious end terraced family home, built in 2002, is set over three floors and has lovely views over the village and countryside beyond.

The light and spacious accommodation briefly comprises: Entrance hall, cloakroom, living room with fireplace, open plan fitted kitchen, adjoining dining room and sun room with doors opening to the rear garden. On the first floor the main bedroom has an en-suite. There is one further good sized bedroom, a mezzanine study and a family bathroom. Stairs lead to the top floor with a third double bedroom with lovely views over the Lim Valley. Externally a sunny garden extends to the side and rear of the property with a further lawned area to the front. The property benefits from having two private parking spaces, adjacent to the back garden.

Found close to the coast at Lyme Regis, Uplyme is a vibrant and popular village offering good local facilities to meet your everyday requirements. There is a combined post office/village shop, and petrol station, good local inn, a pretty church, cricket club playing fields and tennis court. The village boasts a well respected primary school and is in the catchment area for The Woodroffe School.



The accommodation with approximate measurements comprises:

Front entrance door to:

Entrance Hall

Radiator. Stairs rising to first floor. Door to:

Cloakroom

White suite comprising: WC, wash hand basin, heated towel rail and extractor fan.

Lounge 15' 1" x 11' 10" (4.59m x 3.60m)

Triple glazed window. Fireplace on slate hearth. Wall lights. Radiator. Steps up to:

Kitchen/Dining/Family Room 20' 7" x 18' 9" (6.27m x 5.71m)

Comprehensively fitted with shaker style matching wall and base cupboards and work surfaces adjoining with a good range of cupboards and drawers below. Inset stainless steel 1 and a half bowl sink drainer. Electric oven with 4 ring induction hob and extractor fan above. Appliance space for: washing machine, dishwasher, tumble dryer and fridge/freezer. Store cupboard. Triple glazed window. Radiator.

Sun room area with double glazed French doors leading out to the rear garden.

First Floor Landing

Stairs rising from the entrance hallway. Airing cupboard housing hot water tank.

Master Bedroom 13' 5" x 11' 10" (4.09m x 3.60m)

Double glazed window with views across the village and Lim valley. Radiator. Door to:

Ensuite

White suite comprising: Corner shower cubicle. WC. Wash hand basin. Heated towel rail. Double glazed window. Tiled surrounds.

Bedroom 2 9' 8" x 8' 10" (2.94m x 2.69m)

Double glazed window. Radiator.

Study 11' 10" x 6' 4" (3.60m x 1.93m)

Balcony overlooking double glazed feature window. Radiator.

Bathroom

White suite comprising: Panel bath. WC. Wash hand basin. Heated towel rail. Extractor fan. Tiled surrounds.

Second Floor

Stairs rising from first floor landing. Radiator. Storage cupboard.

Bedroom 3 15' 5" x 11' 10" (4.70m x 3.60m)

Double glazed Velux window and further window. Radiator. Loft access hatch.

Upstairs WC

WC. Wash hand basin. Velux window. Radiator.

Outside

There are enclosed level gardens with a variety of shrubs and plants to the rear of the property, this is accessed by a patio leading from the sun room or by the side access gate from the parking spaces.

Local Authority

East Devon Council. We are advised that the property is tax band D.

EPC Band TBA.

Agents Note

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are provided for guidance only.



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